

ALL FIELDS DETAIL



MLS #	1417785	# of Bedrooms	2
Class	Residential	# of Full Baths	1
Type	Mobile Home	# of Half Baths	1
Area	Other	# of Stories	1+Basement
Subdivision	None		
Listing Price	\$149,500	Approx Age	31-50
Address	289 P Cromer Road	Parking Type	Combination
City	Abbeville		
State	SC	Garage Total Capacity	6+
Zip	29620		
Status	Active		
Sale/Rent	For Sale		



DIRECTIONS

Directions From Hwy 28 head southwest on SC-284, turn right onto Lake Seccession Rd, turn right onto Nance Rd, turn right onto P Cromer Rd, home is on the left.

GENERAL

Total SQFT Finished/Heated	1800-1999	Showing	Call Specified Appointment Center
Below Grade Finished Sq Ft Range	0700-999	Contact # for Appts	800-746-9464
# of Bedrooms Main Level	2	Enable Schedule-It (Y/N)	No
# Full Baths on Main Lvl	2	Agent	Nichole Desko - Cell: 864-843-5919
# of Rooms Below Grade	3	Agent License ID	88712
# of Fireplaces	1	Listing Office 1	Meares Property Advisors Inc. - Main: 864-947-2000
County	Abbeville	Brokerage License ID	23129
Tax ID Number	054-00-00-279	Listing Agent 2	Darron Meares - Cell: 864-444-5361
Tax ID	054-00-00-279	Listing Office 2	Meares Property Advisors Inc. - Main: 864-947-2000
Lot Size/Acreage	1 - 2 Acres	Days On Market	54
Approx # of Acres	1.24	Cumulative DOM	54
Elementary School	Other	Agent Hit Count	124
Middle School	Other	Client Hit Count	8
High School	Other	Listing Type	Exclusive Right to Sell
Associated Document Count	1	BA	3%
LeadBased Paint Disc Req?	No	SA	0%
Res. Property Disc. Req?	No	TB	3%
Geocode Quality	Exact Match	Variable Rate Com	N
Picture Count	29	Bonus	N
IDX Include	Y	Original Price	\$155,500
VOW Include	Yes	Listing Date	5/7/2020
VOW Address	Yes	Input Date	5/7/2020 4:10 PM
VOW Comment	Yes	Input Date	5/7/2020 4:10 PM
VOW AVM	Yes	Price Date	6/30/2020
Update Date	6/30/2020 8:23 PM	Status Date	5/7/2020
		Update Date	6/30/2020
		HotSheet Date	6/30/2020

ROOM DIMENSIONS

Living Room Size	x	Kitchen Size	x
Den Size	x	Master Bedroom Size	x
Bedroom #2 Size	x	Other Room 1	Basement
Other Room 1 Size	67x15	Laundry Size	x
Deck Size	67x8	Living Room (Y/N)	Y
Dining Room (Y/N)	N	Breakfast Room (Y/N)	N
Kitchen (Y/N)	Y	Great Room (Y/N)	N
Den (Y/N)	Y	Bonus/Rec Room (Y/N)	N
Master Bedroom (Y/N)	Y	Bedroom #2 (Y/N)	Y
Bedroom #3 (Y/N)	N	Bedroom #4 (Y/N)	N
Laundry (Y/N)	Y	Sun Room (Y/N)	N
Deck (Y/N)	Y		

FEATURES

STYLE	Mobile-Perm. Foundation	EXTERIOR FEATURES	Deck	SPECIALTY ROOM	None	STORAGE SPACE	Out Building w/Elec.
EXTERIOR FINISH			Porch-Enclosed	LAUNDRY		DOCS ON FILE	

FEATURES

Vinyl Siding	Vinyl/Aluminum Trim	1st Floor	Appraisal
LOT DESCRIPTION	ROOF	APPLIANCES	DOCUMENTS WITH OFFER
Fenced Yard	Metal	Dishwasher	As Is Addendum
Lake	PARKING/GARAGE	Stand Alone Rng-Electric	Copy Earnest Money Check
Some Trees	Carport 2 Cars	FIREPLACE	Pre-approve/Proof of Fund
Water Access	Detached Garage 3+ Cars	Gas Logs	ON INTERNET
Water Front	DRIVEWAY	HEATING SYSTEM	Yes
Dock	Gravel	Forced Air	GARBAGE PICKUP
LAKE PROP FEATURES	Extra Pad	COOLING SYSTEM	Private
Dock in Place	Paved	Central Forced	CONDO REGIME INCLUDES
FOUNDATION	Specialty	FLOORS	None
Basement	INTERIOR FEATURES	Laminate Flooring	HOA / COMMUNITY AMENITIES
BASEMENT	Ceiling Fan	Vinyl	None
Full Finished	Ceiling Blown	WATER	SHOWING
Partial	Some Window Trtmnts	Well	Appointment Only
Walkout	Split Floor Plan	SEWER	Vacant
Interior Access	Countertops – Laminate	Septic	Lockbox-Combination
	MRBED FEATURES	WATER HEATER	ADDITIONAL FEES
	Full Bath	Electric	None
	Master on Main Lvl		

FINANCIAL

Total Taxes	\$3,009.00	Tax Year	2019
Tax Rate(4%/6%)	6%	In City	N
HOA (Y/N)	N	Short Sale (Y/N)	N
Foreclosure (Y/N)	N	Auction (Y/N)	Y

MEMBER REMARKS

Member Remarks No SDS as this is an auction property. Property sold AS-IS. Home is a mobile home that has additions built around it. We have been unable to locate a HUD plate, title, or de-title letter - please discuss financing options with lender prior to showing. Water intrusion has been noted in the basement.

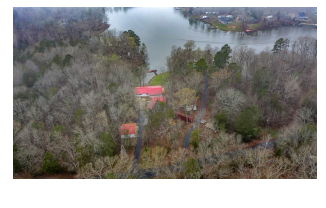
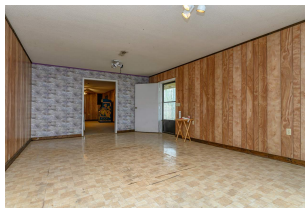
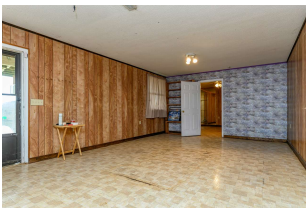
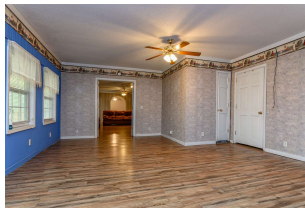
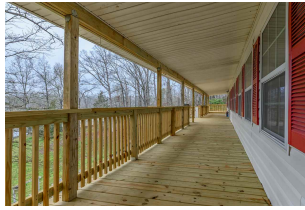
REMARKS

Remarks *****THIS IS A REAL ESTATE AUCTION LISTING (not a foreclosure sale) and the price shown is being used as a placeholder only. This property will sell to the highest and last bidder at ABSOLUTE auction on Saturday, July 18, 2020, at 12:00 p.m. Contact our agent for more information about the auction process.***** Whether you're looking for a weekend getaway or a permanent lake house to call home, this property has it all – over 1,800 square feet of living space plus 967 square feet in the finished basement, private dock with access to tranquil Lake Seccession, TWO three-car garages, and a 30' x 14' carport all situated on approximately 1.24 acres! A recently replaced deck runs the entire back of the home offering over 65' of outdoor relaxation with gorgeous views of the lake. This mobile home features two bedrooms and two full bathrooms on the main level, a den that could double as a dining room or be converted to the new owner's needs (e.g., playroom, third bedroom), kitchen, and laundry room. The basement is sectioned off as three separate rooms plus a half bathroom. With outside access, the basement offers over 900 square feet of additional space to fit your needs. Appraised for \$195,000 in October 2019, price takes into account repairs and updates this home may require. *****IMPORTANT INFORMATION: Part of this home is a 1977 single-wide mobile home. De-title documentation required by lenders to finance the property has not be located, rendering this a cash purchase. Possible in-house banking products may be available to certain buyers – contact your financial advisor to discuss. Water intrusion has been noted in the basement.*****

SYNDICATION REMARKS

Syndication Remarks Listing presented by Meares Property Advisors. Call 864-843-5919 or visit www.MPA-SC.com for more information. *****THIS IS A REAL ESTATE AUCTION LISTING (not a foreclosure sale) and the price shown is being used as a placeholder only. This property will sell to the highest and last bidder at ABSOLUTE auction on Saturday, July 18, 2020, at 12:00 p.m. Contact our agent for more information about the auction process.***** Whether you're looking for a weekend getaway or a permanent lake house to call home , this property has it all – over 1,800 square feet of living space plus 967 square feet in the finished basement, private dock with access to tranquil Lake Seccession, TWO three-car garages, and a 30' x 14' carport all situated on approximately 1.24 acres! A recently replaced deck runs the entire back of the home offering over 65' of outdoor relaxation with gorgeous views of the lake. This mobile home features two bedrooms and two full bathrooms on the main level, a den that could double as a dining room or be converted to the new owner's needs (e.g., playroom, third bedroom), kitchen, and laundry room. The basement is sectioned off as three separate rooms plus a half bathroom. With outside access, the basement offers over 900 square feet of additional space to fit your needs. Appraised for \$195,000 in October 2019, price takes into account repairs and updates this home may require. *****IMPORTANT INFORMATION: Part of this home is a 1977 single-wide mobile home. De-title documentation required by lenders to finance the property has not be located, rendering this a cash purchase. Possible in-house banking products may be available to certain buyers – contact your financial advisor to discuss. Water intrusion has been noted in the basement.*****

ADDITIONAL PICTURES



DISCLAIMER

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